



**Land Use Petition RZ-15-014, VC-15-014-1, SUP-15-004**  
**Date of Staff Recommendation Preparation: November 10, 2015 (CL)**  
**Date of Planning Commission Recommendation: 12/1/15**

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**PROJECT LOCATION:** 11220 Medlock Bridge Road

**DISTRICT/SECTION/LANDLOT(S):** 1<sup>st</sup> Section, 1<sup>st</sup> District, Land Lots 357, 358, 373, & 374

**ACREAGE** 2.46 acres

**EXISTING ZONING:** MIX (Mixed Use) Conditional

**PROPOSED ZONING:** MIX (Mixed Use) Conditional

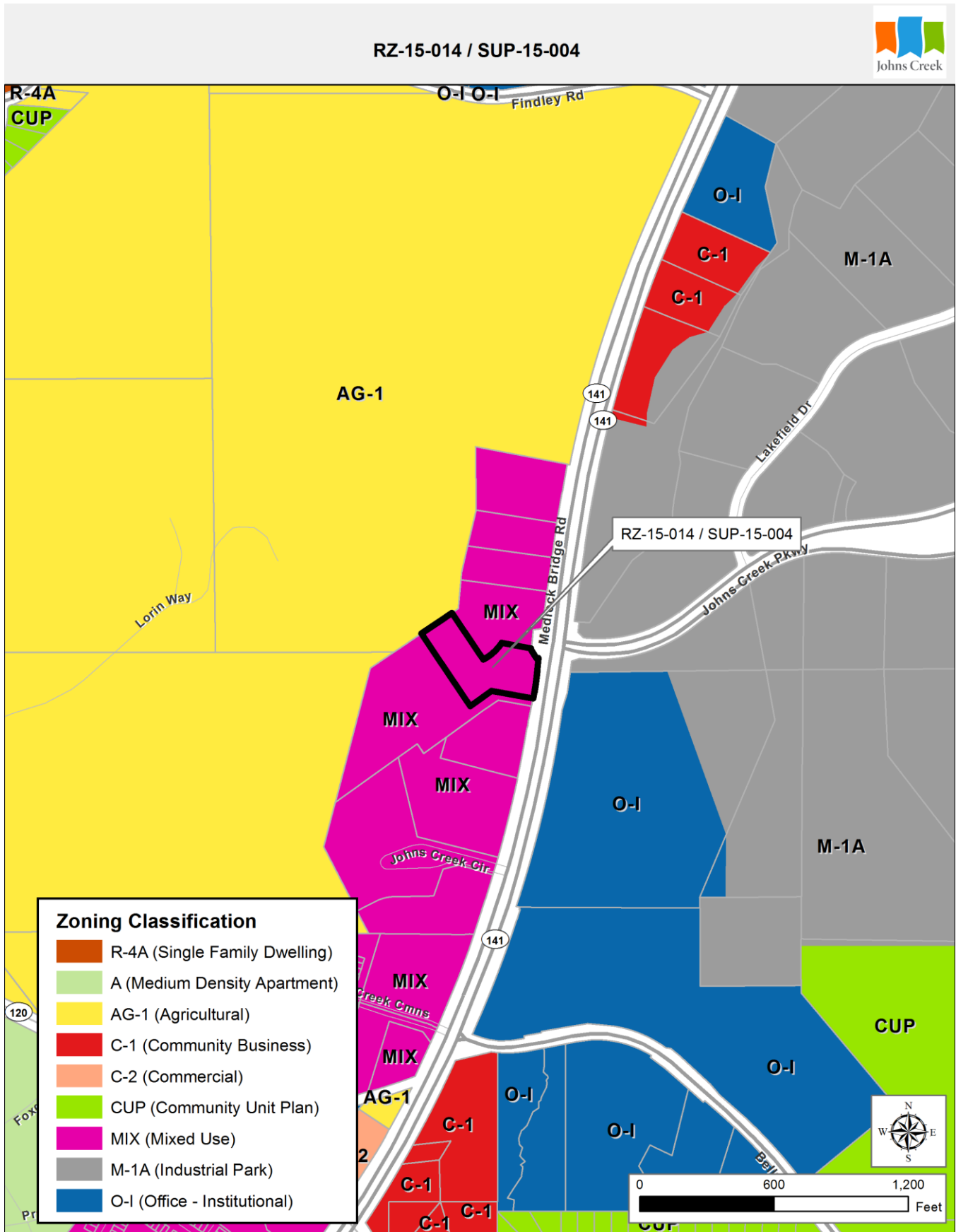
**FUTURE LAND USE PLAN DESIGNATION:** Character Area 9: 141 Corridor (majority)  
Johns Creek North (minor)

**PETITIONER:** Piedmont Atlantic Capital, LLC  
PO Box 767127  
Roswell, GA 30076  
404-798-9820

**OWNER:** Taylor County Land GA, LLC  
3563 Phillips Hwy Ste 601 E  
Jacksonville, FL 32207

**PROPOSED DEVELOPMENT:** Rezoning/SUP to allow a Self-Storage facility;  
Concurrent variance to reduce the parking from 20 spaces to 10 spaces

**STAFF RECOMMENDATION:** **APPROVAL OF RZ-15-14**  
**APPROVAL OF VC-15-14-001**  
**APPROVAL of SUP-15-004**





RZ-15-014 / SUP-15-004





## **PROJECT OVERVIEW**

The applicant requests a Rezoning and a Special Use permit (SUP) in order to construct a 4-story, 89,000 square foot self-storage facility on a vacant site located 11220 Medlock Bridge Road (track 11 of Johns Creek Walk). The property is currently zoned MIX (Mixed Use) Conditional. “Self Storage/Multi” centers are only permitted, with a SUP, in the MIX (Mixed Use), C-1 (Community Business), and C-2 (Commercial) Zoning Districts. The site is subject to a previous rezoning that placed conditions of approval on the subject site, including a list of permitted land uses for each tract. These zoning conditions do not list “Self Storage/Multi” centers as a permitted use.

Johns Creek Walk was initially rezoned in 2009 (RZ – 08 – 011, VC – 08 – 011 – 01, & SUP – 09 – 001) to allow for a mixed use development which included 191 multi-family units (40 of which are a “stacked town house” product), a full service hotel (maximum height of 60 feet), a second hotel which could be extended stay, and a 125 room assisted living facility.

The subject property was rezoned again in 2010 per Z-10-008, which allowed for a change of zoning conditions. The changes included allowing two additional multi-family units (191 to 193), increasing in the allowable number of three bedroom units from 13 to 15, and removing the elevator requirement for all multi-family buildings with the exception of the main residential building.

This portion of Johns Creek Walk currently includes Ashwood Meadows (retirement/independent multifamily living) on Tract 10, two strip retail centers of service commercial/restaurants on Tracts 12, 13, and 14, and HearthSide (active adult multifamily living) on Tract 15. Tract 9 and 11 are currently vacant. The subject parcel is Tract 11 and is restricted to retail and service commercial uses, a full service or extended stay hotel, an assisted living facility, senior housing facility, an age restricted multi-family building, or multifamily units/townhomes.

The irregularly shaped vacant site has been previously graded and is filled with field-like growth. Two existing internal drives and other infrastructure such as sidewalks and water mains are already in place. It is bounded on the south and north by other tracks of Johns Creek Walk. Medlock Bridge Road forms its eastern boundary. The parcel abuts The Standard Club on the west. While the parcel does have frontage on Medlock Bridge Road, its access is provided by a shared drive with access easements through the adjoining parcels.

The proposed site plan does not comply with the City of Johns Creek Zoning Ordinance and requires one concurrent variance to reduce the minimum number of parking spaces on the lot.

VC-15-014-01: Reduce the number of parking spaces from 20 parking spaces to 10, which includes 8 regular automobile parking spaces and 2 handicap spaces. The parking lot will also contain 4 loading bays, which are not counted towards their overall required parking.

The majority of the property is located in Character Area 9: 141 Corridor. A small portion of it is located within Character Area 12: Johns Creek North (approximately .14 acres).



**STAFF ANALYSIS**

The subject property includes a 2.46 acre parcel located off Medlock Bridge Road, within the Johns Creek Walk II development. The Standard Club golf course is located to the west and Technology Park is located to the east. The applicant is requesting a Rezoning for a change in conditions set by RZ-10-008, as well as a Special Use Permit (SUP) in order to construct a 4 story, 89,000 square foot self-storage facility (self-storage/multi). The proposal requires 1 concurrent variance for a reduction in the minimum number of required parking spaces.

The Zoning Ordinance divides self-storage facilities into two categories: “Self-Storage/Mini” and “Self-Storage/Multi.” “Self-Storage/Mini” is defined by “a single-level structure or group of structures containing separate spaces/stalls and which are leased or rented to individuals for the storage of goods.” “Self-Storage/Multi” is defined as “a multi-level structure containing separate storage rooms/stalls under a single roof that are leased or rented.” The proposed self-storage facility is 4 stories tall which classifies it as a “self storage/multi.”

Section 19.4.41(1) lists the following five standards for a “Self Storage/Multi” facility:

1. No outside storage shall be allowed, including vehicle leasing.
2. All buildings shall have windows or architectural treatments that appear as windows.
3. No activities other than the dead storage or transfer of nonvolatile goods, or leasing of storage space are permitted. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential uses (other than the resident manager’s apartment), or any use which creates a nuisance due to noise, odor, dust, light or electrical interference.
4. Permitted curb cut access shall not be from a local street.
5. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

The applicant’s proposal conforms to all five standards. Standard 5 was established to discourage over concentration of self-storage facilities within the City of Johns Creek. The closest self-storage facility is Extra Space Storage at 6260 Abbotts Bridge Road. The current proposal is located well over 2,000 feet from Extra Space Storage. The applicant understands the other 4 standards and does not intend to seek relief from them.

The 2030 Future Development Map identifies the subject property as being within Character Area 9: 141 Corridor, outside of an activity node. As a whole, the intent for Character Area 9 is to allow the corridor to evolve from being a “sprawling strip commercial store to Johns Creek’s premier boulevard.” This particular area promotes successful mixed-use developments as well as retail, restaurants, Class A office space, business services, hotels, and live work development at 4-6 stories. A self-storage facility, by itself, does not fit within any of the encouraged uses, however, when considered as a complementary use within Johns Creek Walk it is compatible with the mixed-use development that it is a part of. In addition, the site is smaller than originally planned and does not appear to be large enough to accommodate a hotel. At the same time, the site has limited visibility from Medlock Bridge Road and would not be a viable location for additional retail.

A small portion of this parcel is located within Character Area 12: Johns Creek North. Staff believes this is in error as the Future Development Map outlines for the 141 Corridor should follow the parcel lines of Johns Creek Walk.

The applicant is requesting a change in conditions in order to allow a self-storage/multi facility. Current conditions do not prohibit a self-storage facility, however, only retail and service commercial, hotel,

assisted living facilities, senior housing facilities, and multi-family buildings are permitted. While the site was approved for a variety of uses, it has not been developed due to the limited options available due to the size and location of the site. When the lot to the southwest was developed (currently known as Ashford Meadows Senior Apartments), the developer purchased acreage from the subject property (also known as Tract 11). The 2013 plat revision shows Tract 11 was reduced by 1.04 acres (3.50 acres to 2.46 acres). A 75-foot no impervious stream buffer and a large greenway along the street prohibit development from occurring at the front of the site which fronts Medlock Bridge Road. These limitations decrease street visibility which does not support strip retail or service commercial. This reduction, combined with the decreased street visibility, has made it difficult for developers to fit anything on the parcel that would be a viable retail or commercial use. In addition, the number of multi-family developments, including independent senior living, supports the need for a self-storage building in this area as most of these residents have recently downsized and need additional storage space for their belongings.

The concurrent variance, VC-15-014-01, is for a parking space reduction per the requirements in Section 18.2. The table in Section 18.2 states that mini-warehouses are required to have 1 parking space per employee and 1 parking space per 5000 square feet. The proposed self-storage facility will encompass 89,000 square feet and will have no more than 2 employees per shift. The 89,000 square feet will require 18 spaces and the employee count will require 2 spaces, for a total of 20 spaces. The applicant has stated that they are requesting a variance to reduce the requirement of 20 spaces down to 10. Self-storage facilities do not typically generate a lot of traffic, as shown by the submitted peak trip count. Therefore, Staff supports this concurrent variance request.

In conclusion, the requested Rezoning and Special Use Permit to construct an 89,000 square foot self-storage facility at 11220 Medlock Bridge Road is consistent with the recommendations of the Comprehensive Plan and the minimum use permit standards listed in Article 19. In addition, the parcel is located within an existing mixed use development and will serve nearby multifamily developments. The site is setback from Medlock Bridge Road and is not a viable location for commercial retail development. It should be noted that the development is located adjacent to an existing senior residential community and additional efforts to enhance the building exterior should be undertaken to mitigate any visual impact to residents. Therefore, Staff recommends **APPROVAL** of the following applications: **RZ-15-014, VC-15-014-01, and SUP-15-004.**

## **STAFF RECOMMENDATION**

Based upon the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ-15-014, VC-15-014-01, and SUP-15-004**, with the following conditions:

1. All previous zoning conditions applying to the subject property shall be repealed.
2. Use of the subject property shall be limited to an 89,000 square foot self-storage facility/multi.
3. The site shall be developed in general accordance with the site plan received by the City of Johns Creek Community Development Department dated November 9, 2015. Minor modifications may be approved subject to the review and approval of the Community Development Director.
4. Access hours to the storage units shall be clearly posted on all doors.
5. The developer shall provide 9.13 specimen tree recompense units for this tract.
6. All recreational and common areas which may be held in common shall be accessible by streets, sidewalks, or trails and the common areas shall be maintained by a mandatory owners association, whose proposed documents of incorporation shall be submitted to the Community Development Director for review and approval prior to the issuance of the first certificate of occupancy.
7. The owner/developer shall apply for and actively seek variances from the State of Georgia Environmental Protection Division and/or other government authority to allow for pedestrian walkways and stream crossing(s) within the stream buffer, if necessary.
8. The entire Johns Creek Walk site will be developed with a minimum of 50% pervious area.
9. Sidewalk connectivity and crosswalks shall be added to the property as approved by the Community Development Director.
10. Architecture to be approved by the Community Development Director with emphasis on impacts to adjacent properties.



## **PLANNING COMMISSION RECOMMENDATION**

Based upon the findings and conclusions herein, at its December 1, 2015 public hearing, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of RZ-15-014, VC-15-014-01, and SUP-15-004, subject to the following amended staff conditions: (additions = **bold**; deletions = ~~strikethrough~~)

1. All previous zoning conditions applying to the subject property shall be repealed.
2. Use of the subject property shall be limited to an ~~89,000~~ **89,600** square foot self-storage facility/multi.
3. The site shall be developed in general accordance with the site plan received by the City of Johns Creek Community Development Department dated November 9, 2015. Minor modifications may be approved subject to the review and approval of the Community Development Director.
4. Access hours to the storage units shall be clearly posted on all doors.
5. The developer shall provide 9.13 specimen tree recompense units for this tract.
6. All recreational and common areas which may be held in common shall be accessible by streets, sidewalks, or trails and the common areas shall be maintained by a mandatory owners association, whose proposed documents of incorporation shall be submitted to the Community Development Director for review and approval prior to the issuance of the first certificate of occupancy.
7. The owner/developer shall apply for and actively seek variances from the State of Georgia Environmental Protection Division and/or other government authority to allow for pedestrian walkways and stream crossing(s) within the stream buffer, if necessary.
- ~~8. The entire Johns Creek Walk site will be developed with a minimum of 50% pervious area.~~
9. Sidewalk connectivity and crosswalks shall be added to the property as approved by the Community Development Director.
10. Architecture to be approved by the Community Development Director with emphasis on impacts to adjacent properties.

**STANDARDS OF REVIEW - REZONING**

- **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The surrounding zoning, land uses and development criteria are as follows:

| <b>Adjacent &amp; Surrounding Properties</b> | <b>Zoning<br/>(Petition Number)</b> | <b>Land Use</b>                                     | <b>Density<br/>Non-Residential (SF/Acre)<br/>Residential (Units/Acre)</b> |
|--|-------------------------------------|---|---|
| Adjacent: North and West                     | AG-1 Conditional (Z-78-132)         | The Standard Club                                   | N/A   |
| Adjacent: North                              | MIX Conditional (Z-15-001)          | Johns Creek Walk II (retail and service commercial) | N/A for retail and service commercial                                     |
| Adjacent: East                               | M-1A Conditional (Z-83-141)         | Alcon   | Zoned for 10,000 SF/Acre  |
| Adjacent: East                               | O-I Conditional (Z-89-091)          | Alcon   | 12,504 SF/Acre  |
| Adjacent: South                              | MIX Conditional (Z-10-008)          | Vacant – Johns Creek Walk II Track 9                | Multiple  |
| Adjacent: South                              | MIX Conditional (Z-13-002)          | Ashwood Meadows Retirement Independent Living       | 23.9 Units/Acre   |

The subject property is located within the Character Area 9: 141 Corridor. It is bounded by similar MIX zoning to the north and south as it is all a part of the Johns Creek Walk development. The Standard Club golf course is located to the west and Technology Park is located to the east. The area known as Johns Creek Walk is characterized with apartments and small-scale retail. The proposed use is compatible with the surrounding area as the self-storage building will service the surrounding apartments.

- **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?**

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.

- **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?**

The subject property has a reasonable economic use as currently zoned.

- **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

The proposed development would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- **Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element?**

The majority of the subject property is located in Character Area 9: 141 Corridor on the Future Development Map. Policies for this area call for Medlock Bridge Road to evolve from being a “sprawling strip commercial store to Johns Creek’s premier boulevard.” The Comprehensive Plan calls for high intensity uses at up to 4 stories high. While a self-storage facility is not a high intensity use, it does service the mixed-use development that it is a part of.

- **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting ground for either approval or disapproval of the proposal?**

The size of the parcel was reduced to 2.46 acres in 2013 which has made finding a high intensity use difficult.

- **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek.**

The proposed development would have no environmentally adverse impact to the natural resources, environment and citizens of the City of Johns Creek.

**STANDARDS OF REVIEW – SPECIAL USE PERMIT**

- **Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council?**

The City of Johns Creek Future Development Plan designates the property as Character Area 9: 141 Corridor. The character area suggests retail, restaurants, Class A office space, business services, hotels, live work, and mixed-use as appropriate commercial and office uses in this area. Self-storage is typically considered more of an industrial use, however, it is compatible with the mixed-use development that it is a part of. Mixed use developments are supported as a part of the Comprehensive Plan.

- **Compatibility with the land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed?**

The subject property is located within the Character Area 9: 141 Corridor. It is bounded by similar MIX zoning to the north and south as it is a part of the Johns Creek Walk development. The Standard Club golf course is located to the west and Technology Park is located to the east. The area known as Johns Creek Walk is characterized with apartments and small-scale retail. The proposed use is compatible with the surrounding area as the self-storage building will service the surrounding apartments.

- **Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development?**

The proposed use shall comply with all regulations.

- **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets?**

There will be minimal impact on vehicular and pedestrian traffic flow. The applicant has indicated anticipating 8 peak hour visitors with an average of 4 to 5 per hour on the busiest day, which is Saturday.

- **The location and number of off-street parking spaces?**

The applicant is proposing 10 automobile parking spaces, which includes 2 handicap spaces. In addition, 4 loading bay spaces are provided.

- **The amount and location of open space?**

There is no designated open space on the proposed site plan, however the front 52.86% of the site will be maintained as undeveloped open space due to a stream buffer and greenway.

- **Protective screening?**

The site has minimal buffers and landscape strips due to the original perimeters of the rezoning for Johns Creek Walk. The scale of the proposed building as seen from Medlock Bridge Road will be diminished as it is setback approximately 295-feet from the right-of-way.

- **Hours and manner of operation?**

The applicant has stated that the proposed self-storage facility would be accessible to renters via keypad or card scan entry from 5am to Midnight. On-site managers will have the availability to access the building 24 hours a day.

- **Outdoor lighting?**

No outdoor lighting is shown on the proposed site plan, but the applicant has stated that the property will be adequately lit for security purposes while maintaining the lighting standards for the City of Johns Creek.

- **Ingress and Egress to the property?**

The property will be accessed from Medlock Bridge Road through access easements located throughout Johns Creek Walk II. Interparcel connectivity is provided as well.



## **DEPARTMENT COMMENTS**

### **PUBLIC WORKS**

No Comments.

### **FIRE MARSHAL**

All comments will need to be addressed prior to any approval:

1. Plans do not identify the proposed parking layout. Fire will have no problems with the requested reduction of spaces, provided that an appropriate "van" or universal ADA compliant parking stall is constructed with compliant access to the building;
2. Plans do not identify access into the parking lot or building access;
3. By LDP submittal, a current water flow report shall be provided;
4. No utilities (water mains, fire hydrants, electrical transformer, etc..) have been identified on plans to verify if any concerns are evident;
5. Total size of the building has not been provided on plans to verify any appropriate code requirements and access around proposed structure; I have met with the developers of this site and we discussed several of these items, but nothing has been provided from our conversation on this submittal.

### **ARBORIST**

1. Tree Ordinance and Administrative Guidelines requirements to be met through land disturbance permit. Landscape strips, density requirements, and any specimen recompense are to be protected and/or planted per the Guidelines.
  - a. The 40-foot greenway easement adjacent to Medlock Bridge Road is controlled by the City of Johns Creek Department of Public Works; therefore, the area is discounted from site density area for required tree density. No required landscaping may be planted in the greenway. No plant addition/removal is allowed in this area unless approved by the Department of Public Works.
  - b. The 50-foot stream buffer land area is also allowed to be discounted from the area for site density; no required density planting shall be allowed in this area. The buffer was planted under a previous LDP for an EPD variance mitigation plan.
  - c. The tree density required for this site is 30 units per acre.
  - d. There are 9.13 recompense units required for this tract per a previous LDP developments.

### **SITE DEVELOPMENT**

No Comments.

## **FULTON COUNTY DEPARTMENT OF WATER RESOURCES**

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Johns Creek Plan Review process and the Fulton County Review process for sewer (and/or water) prior to the commencement of any construction activity.

### **WATER:**

Anticipated water demand: 20 gallons per day (gpd) / 1,000 sq. ft. (storage space) x 89,600 square feet.  
= **1,792** gallons per day

This project is within the Fulton County Government water service jurisdiction. There is a **16** inch water line along the west side of Medlock Bridge Road that can serve this location.

**SEWER:**

Basin: **Johns Creek**

Treatment Plant: **Johns Creek**

Anticipated sewer demand: **1,613** gallons per day

There are two sewer manholes within the property boundaries of the 3.50 acre tract (11220 Medlock Road) (Sewer manholes # SMJC3425677 and SMJC3427950) located in land lots 374, 358, district 1-1. There are three sewer manholes within the property boundaries of the 4.43 acre tract (11190 Medlock Road) (Sewer manholes # SMJC3427920, SMJC3427930 and SMJC3427940) located in land lot 358, district 1-1 that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Water Resources (Public Works) for more information.

**FULTON COUNTY DEPARTMENT OF HEALTH SERVICES**

**EHS Comments:**

- The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed self-storage development to public water and public sanitary sewer available to the site.
- Since this proposed development constitutes a premise where people work or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III - Smokefree Air. If the facility will serve persons under the age 18, no smoking will be allowed on the premises at any time.
- This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach

**EJ and General Public Health Comments:**

- The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the proposed rezoning and variance for the development of a self-storage facility provided that there are not any existing hazards on the property.
- Impervious surfaces have the potential to negatively affect water quality. If feasible, the Department of Health and Wellness supports allowing fewer parking spaces requiring smaller areas of paved surfaces.

**FULTON COUNTY BOARD OF EDUCATION**

No comment.